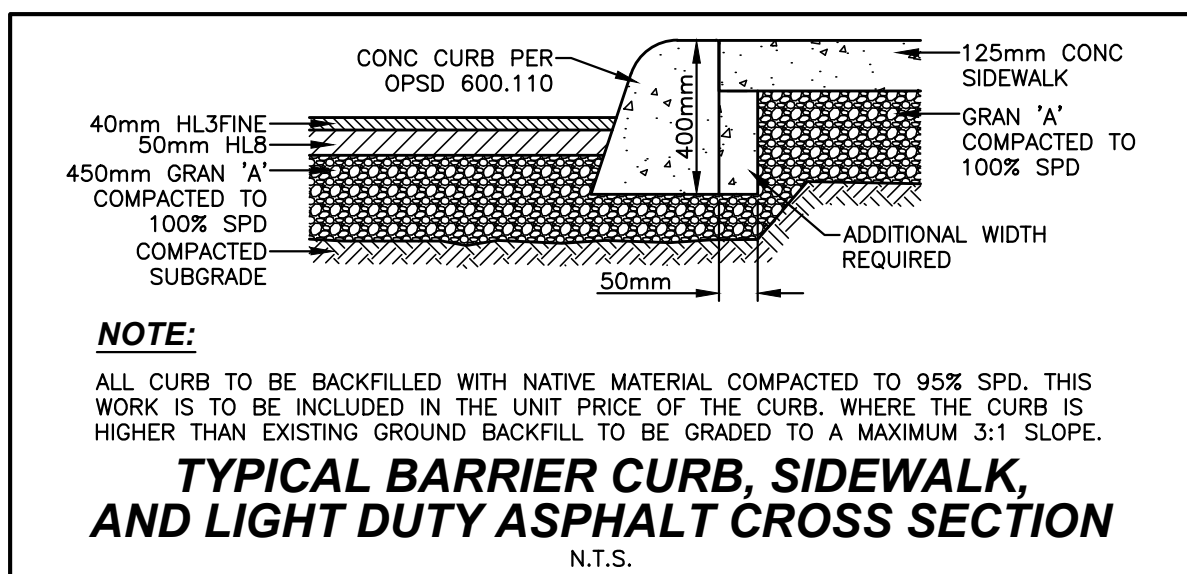
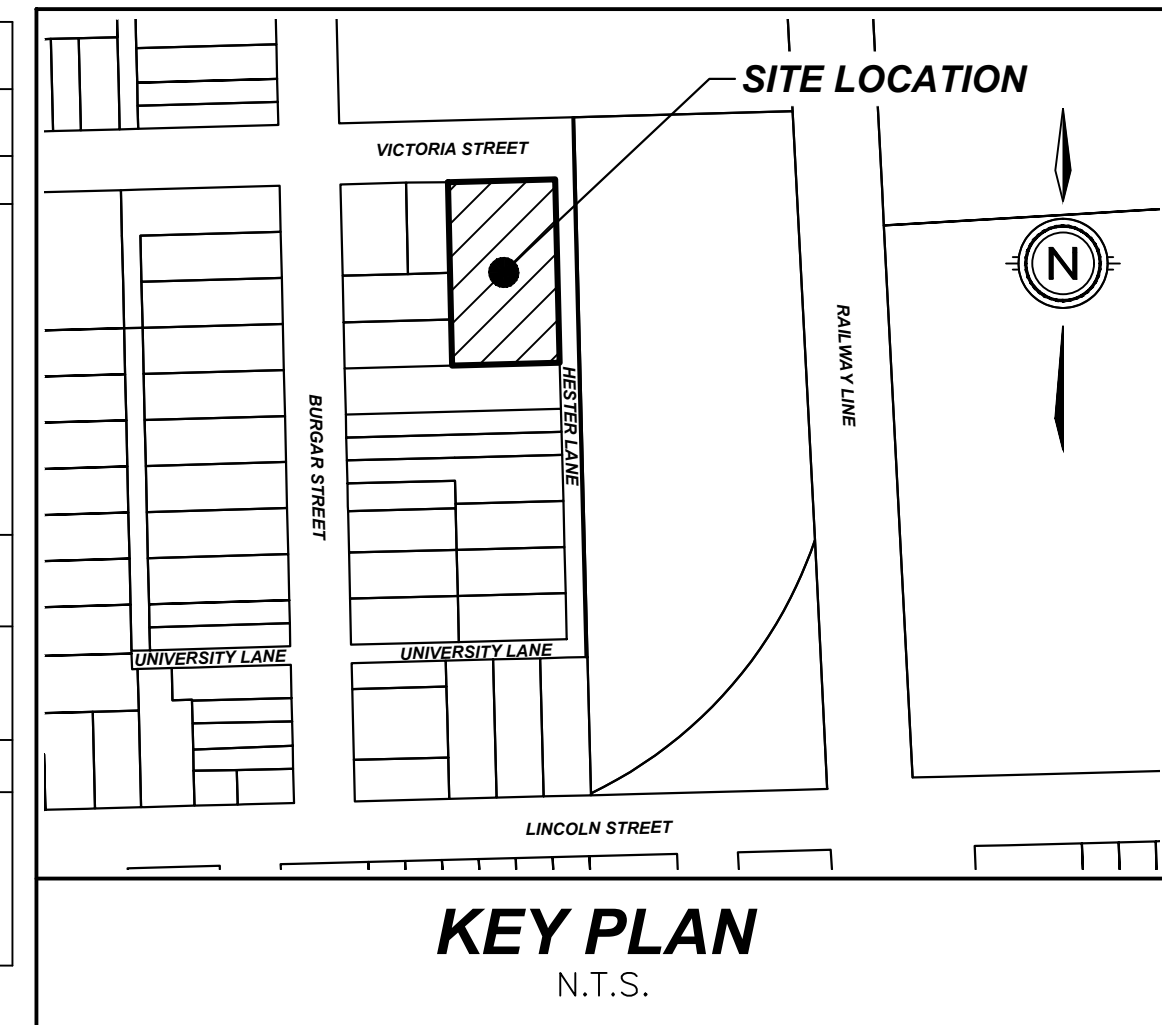


WV	EX WATER VALVE	PLUG E	EX PLUG
WVC	PROP WATER VALVE	PLUG E	PROP PLUG
WMC	EX WATER VALVE CHAMBER	HP	PROP COMMUNITY MAILBOX
HYD	EX HYDRANT	TRANS	EX HYDRO TRANSFORMER
CB	PROP CATCHBASIN	SL PED	PROP STREET LIGHT PEDESTAL
DCB	EX DOUBLE CATCHBASIN	LS	EX LIGHT STANDARD
CBMH	PROP CATCHBASIN MANHOLE	LS	PROP LIGHT POLE
CBMH	EX CATCHBASIN MANHOLE	LS	DOOR
STM	EX STORM MANHOLE	LS	OVERHEAD DOOR
MH	PROP STORM MANHOLE	LS	PROP CHAINLINK FENCE
SAN	EX SANITARY MANHOLE	LS	PROP TACTILE WARNING PLATE
MH	PROP SANITARY MANHOLE	LS	LOADING DOCK
FRS	FIRE ROUTE SIGN	ACC	ACCESSIBLE PARKING SIGN



PARKING MATRIX		
SECTION 6 OF THE COMPREHENSIVE BY-LAW OF WELLAND		
PROVISION	REQUIRED	PROVIDED
APARTMENT DWELLING/ MULTIPLE DWELLING	1 SPACE PER UNIT, EXCEPT WHERE A DWELLING UNIT IS 50.0 M2 IN GROSS FLOOR AREA OR LESS, IN WHICH CASE, PARKING SHALL BE PROVIDED AT A RATE OF 0.3 SPACES FOR EACH SUCH UNIT AND NO VISITOR PARKING IS REQUIRED 13 UNITS > 50m ² = 13 22 UNITS < 50m ² = 7 TOTAL=20	20
VISITOR PARKING	0	3
BARRIER FREE PARKING	1 SPACES PLUS FOR EVERY ADDITIONAL 100 REQUIRED SPACES, 1 ADDITIONAL BARRIER FREE SPACE REQUIRED, 1 BARRIER FREE SPACE SHALL BE PROVIDED	2 SPACES
TOTAL	20 SPACES	23 SPACES
BICYCLE 0.25 /35 UNITS	9 SPACES	13 INTERIOR SPACES 9 EXTERIOR SPACES =22 TOTAL

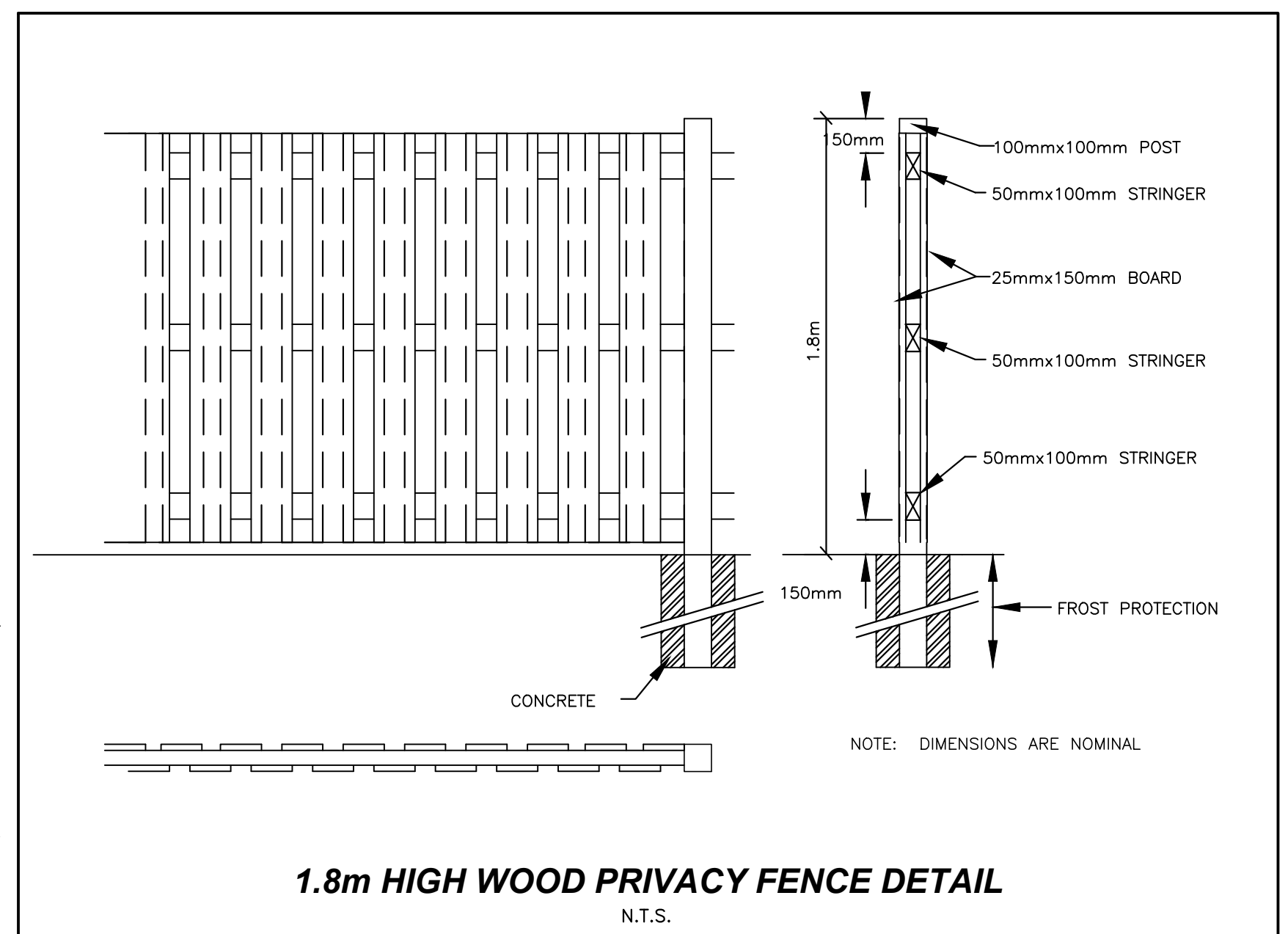
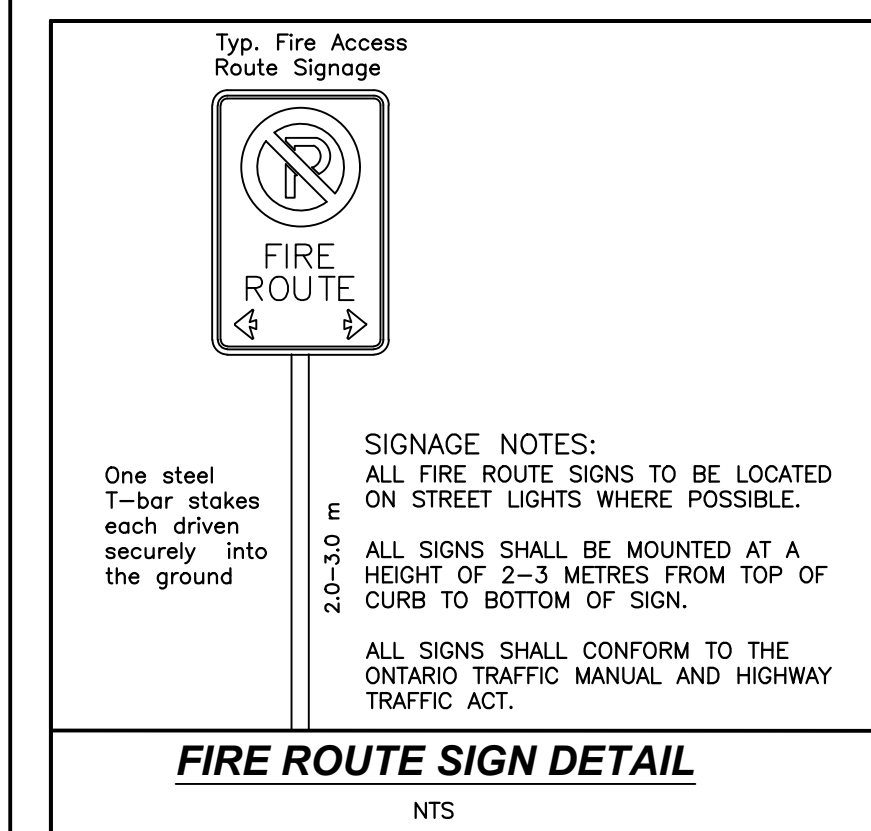
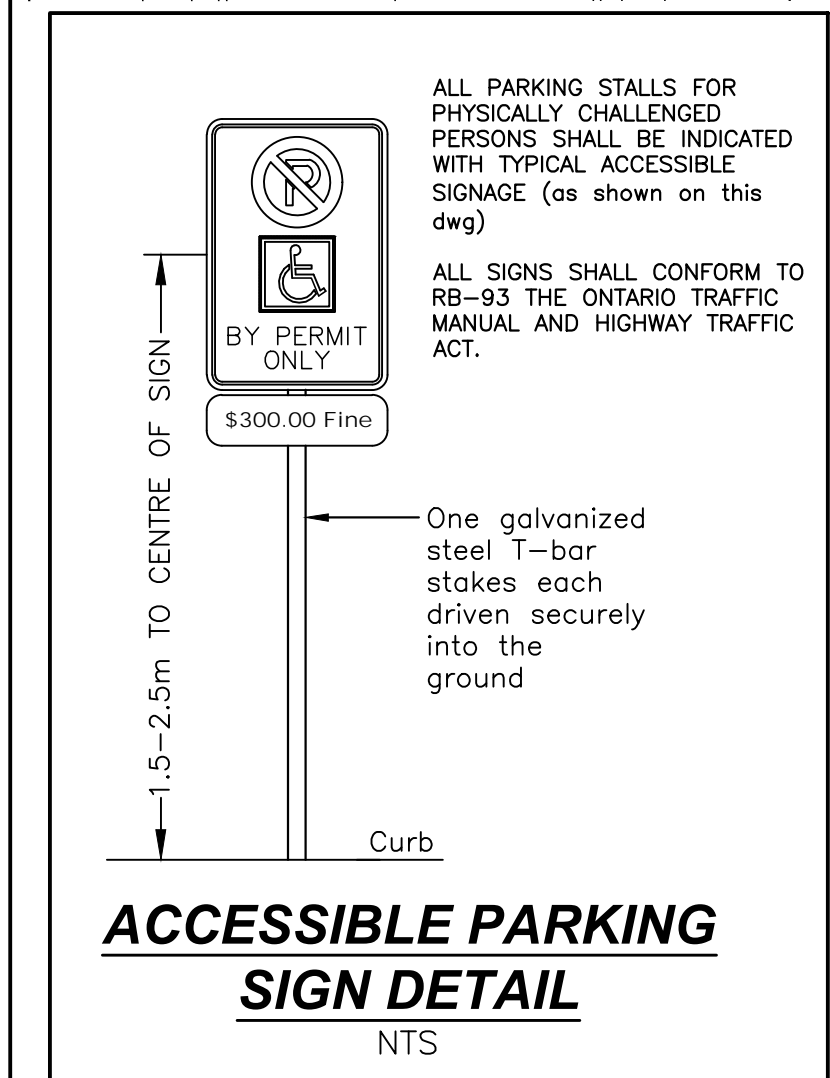
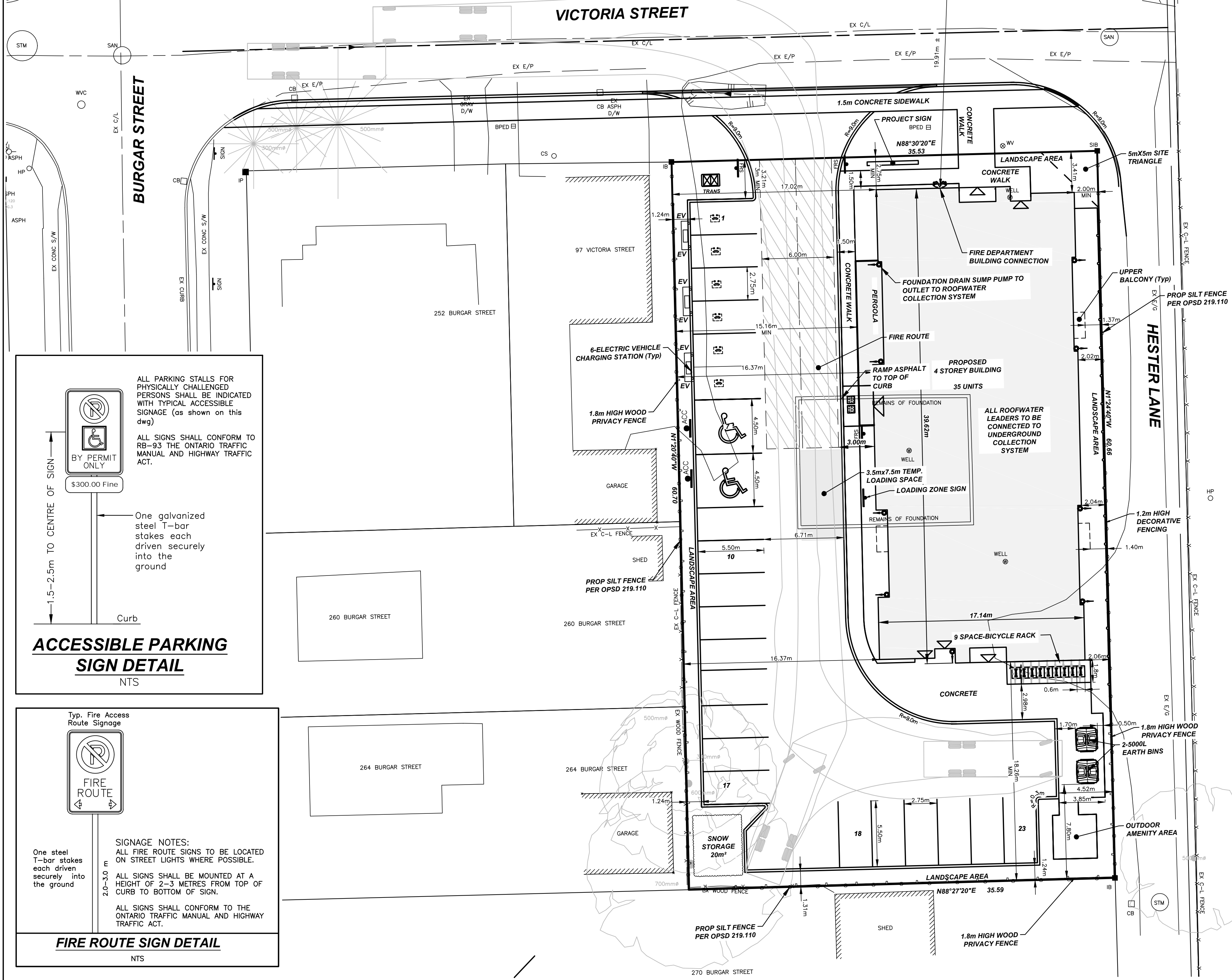


LEGAL DESCRIPTION

LOTS 150, 151, 152 AND 153
PLAN 573
CITY OF WELLAND
REGION MUNICIPALITY OF NIAGARA

LAND USE SCHEDULE		
AREA	m ²	% COVERAGE
LOT AREA	2157.5	100.0
BUILDING AREA	664.4	30.8
ASPHALT / PARKING AREA	897.0	41.6
LANDSCAPE AREA	585.9	27.6
SNOW STORAGE 2% OF PARKING AREA 18.0m ²		

DATE		THESE PLANS REVIEWED BY:	
(Month) (Day)	(Year)	(Initial)	Infrastructure and Development Services
			Planning Division
			Building Division
			Engineering Division
THIS SCHEDULE			
TO AGREEMENT BETWEEN 111 VICTORIA STREET INC.			
AND THE CITY OF WELLAND DATED			



0	ISSUED FOR REVIEW	2025-05-23	C.A
#	REVISION	DATE	INIT

- NOTES:
- THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWER, AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.
 - PROPERTY LINES WERE PLOTTED USING REGISTERED PLANS AND BARS LOCATED IN THE FIELD. TO VERIFY THE ACCURACY OF THESE PROPERTY LINES, A LEGAL SURVEY SHOULD BE PERFORMED PRIOR TO CONSTRUCTION.
 - ALL CONSTRUCTION MUST COMPLY WITH THE NIAGARA PENINSULA STANDARD CONTRACT DOCUMENT.

DRAFTING	C.A
DESIGN	J.S
CHECKED BY	J.S
APPROVED BY	J.S

OWNER:	111 VICTORIA STREET INC. 18 LEAWOOD COURT ST. CATHARINES, ON L2T 3R6
	UPPER CANADA CONSULTANTS ENGINEERS / PLANNERS

VAUGHAN SEED FLATS 111 VICTORIA STREET, WELLAND		CONSULTANT FILE No. 24104
SITE PLAN		DATE 2025-05-23
		PRINTED 2025-05-23
		SCALE 1:200 m
		REF No.
		DWG No. 24104-SP
		REV 0